

Appeal ref: APP/L1765/C/20/3256531

Land North of Dradfield Lane
Dradfield Lane
Soberton
Hants
SO32 3QD

Intent of the use of the land

- The applicant made known his intentions to live on the site and for "tiny homes" to a number of local residents and was informed early on that he would need planning permission
- Social media post on 19th May stating ETA of living on site in 27 days
- The Temporary Stop Notice (TSN) was issued on 27th May 2020. Site visit report from Winchester City Council officer clearly confirms the applicant's intention to live on the site and to convert the trailer for residential accommodation
- On 1 June Site visit by enforcement officers and confirmed in memo dated 18th June to Winchester Service Lead where it states that the applicant confirmed his intentions to live on the site in a converted lorry the internal dimensions of which could meet the definition of a caravan if kept on the wheel base as he was already living in a two storey 4 bed converted trailer elsewhere. A trailer unit was brought on the site after the TSN was served and the Council had received emails from the owner and confirmation of his intention to live on the site.
- The applicant made his intentions clear in a number of social media posts publicly and to local residents about his intentions for residential. If email evidence is required, which have been copied to WCC officers, this can be supplied from residents to confirm this.

Failure to comply with the TSN

- Following the service of the TSN the applicant brought the industrial container onto the site and continued with further works to the hard standing which was already in excess of 465 square metres. This demonstrated a deliberate intention to continue to develop the site. See photo below taken after the TSN was issued, this was sent to council officers.
- The twin gates installed were in excess of 2 metres high and to facilitate this work over 14 metres of important hedgerow was removed unlawfully (in breach of the Hedgerows Regulations 1997), and during the nesting season.
- Email from a resident to Winchester City Council on the 21st May detailed the protected species found in this hedgerow that had been removed.
- 18th June 2020 Winchester City Council issued an enforcement order. From the time of issuing the TSN to the enforcement order works continued.
- There is a discrepancy with the original enforcement report re the height of the gates and the size of the hard standing as it seems that these were not

measured correctly but this has now been corrected in an email from the senior enforcement officer on 06/08. The gates are over 2 metres and the hard standing size was confirmed as measuring 34m x 16.5m = 561 sq. m.

- The enforcement notice required the removal of the hard standing, drainage /pipes from the land as well as to restore the land to its former condition. Yet after the enforcement order was issued a full-length trench was dug down the middle of the field and a mains water pipe installed with various outlets and a tube to run electrical wires through. Winchester City Council officers are aware of both of these activities. Various work continued to the hard standing with deliveries of hard core and other aggregate material together with extensive fencing.

Harm and Damage to the land and surrounding character

- The 14 metres of important hedgerow removed during the nesting season to provide space for the urban style gates that required planning permission, and cutting back and damaging hedgerows on other boundaries during the nesting season
- The removal and/or thinning of the important hedgerows during the nesting season will have resulted in the loss of biodiversity and this has been evident with lack of wildlife, insects and birds this year along Dradfield Lane. As a local resident I have walked this lane most days since 1996.
- The hard standing on the land of 561 sq metres plus the concrete apron and which forms part of a continuous hard standing.
- The digging of soak-a-ways and more recently the domestic panel fencing that is going up the length of the land abutting Dradfield Lane.
- The visual impact to the character of the area caused by the large white container which is clearly visible and needs to be viewed from the crest of the hill on Ingoldfield Lane, from properties and the highway on Ingoldfield lane, and properties on Southend Lane.
- The harm to this piece of lowland Calcareous Grassland which plays a vital part in the reduction of flooding and slows the rate of flow of water that enters the Wallington river and the habitat of a number of Hampshire's species of conservation interest (Notable) which have shown a decline that has increased from 35% to 48% from 2002-2012 to 2007 – 2017. Unfortunately, a Biodiversity Survey has not occurred for the works that have already taken place. Wet Lands exhibit a high degree of Nitrogen retention.
- The gates and the side panels together with the new domestic style approx. 2m panel high fencing that has been installed week commencing 12 October along Dradfield Lane will reduce natural light to this important hedgerow and reduce re-establishment of the existing important hedgerow which has been thinned and cut back considerably. Domestic style panel fencing alongside this important hedgerow is not appropriate in rural agricultural locations and this style of fencing supports the contention that the general development of the site is for a non-agricultural purpose. Permeability and wildlife corridors are essential along Dradfield Lane to reflect the landscape character type of the area.

Agricultural Use of the Field

- Right from the outset the applicant's intentions were to live on the site (see report from the Winchester City Council Officer site visit).
- The trailer brought onto the site was openly published on social media with intention of converting into a home and his stated intention was to convert the trailer brought onto the site into a residential home. The applicant has since claimed that this trailer and the industrial container are for agricultural storage and the storage of hay. However, little agricultural activity has occurred to justify this requirement.
- The only activity that can be associated with agriculture is the small vegetable patch dug with only runner beans grown this year and the arrival of 6 pigs but only after the retrospective planning application was submitted 17th July.
- As the land is extremely wet it is not suitable land for keeping livestock all year round.
- The soil is clay and as detailed in the map and photograph below is an area that floods. The recommendations from DEFRA for the keeping of pigs, is that they should be housed on well drained soil. Due to the wet weather the pigs have been in a mud now for a month. This land is only suitable for summer grazing and the production of hay.

Summary

The works that have the enforcement notice detailed were never intended to support an agricultural use of the land as the applicant had made it well known his intention of living on the site and publicly commented about his plan for a residential four bedroom home on the site plus further units, on Meon Valley Local News and his Facebook page stating:

"The trailer I converted I bought from John Lewis and now have an Eco 4 bedroom home. Far better than building a house which many of you choose to live in. It's called up cycling. Trying to better the environment.

The development adversely affects the character and appearance of the rural area and fails to support and enhance the biodiversity of this area.

The continued works and the extent of the works are not proportionate to the current or any future agricultural use of the site. Alternative, more suitable landscape and ecologically sensitive measures need to be adopted as what is happening to this land is harmful to the environment.

Supporting documentation – photos and screen shots sent to me by concerned residents

[Intent of the use of the land](#)

4 likes

netnog25 Hopefully by next Friday I'll own this patch of grass to live on and do my tiny houses!! 😄. Just measuring up for the car park and entrance. Going to have ducks, chickens and an 1866 Winchester Rifle to pop trespassers!! 🤔

[View all 2 comments](#)

2 May



netnog25

Westbourne, West Sus...

...

Evening Run

netnog25 Good productive day on the field yesterday. Grass is cut and most of the branches are burnt. Digger is coming today and I'm collecting some fencing to make a start on the new gate. ETA to living here is 27 days. So much work to do buy as with anything, don't let it swamp you, make a list and start ticking them off.



Comments



48w



daveharrower_td5 Can I move my static on there lol



48w 1 like Reply



netnog25 @daveharrower_td5 as long as you pay rent 😊



48w Reply



lauracakes2 and what are you planning on doing with said fields?!



48w Reply



netnog25 @lauracakes2 living on it in the lorry and running a caravan and camping site as well as an Equine Center 😊, subject to planning. But I am a traveler and will do as I please anyway!! 😂



48w Reply



lauracakes2 @netnog25 🤔🤔🤔



48w Reply



Add a comment...



netnog25 • Follow
Westbourne, West Sussex

netnog25 I feel very blessed to of been supported to build my dream home from and old John Lewis HGV Trailer bought for £2700. I owe this to my Mum and also my ex who is now in a new relationship. Nevertheless, these two people encouraged me to strive to achieve my dream. Everything I did apart from connecting the boiler. The plan this year is to buy at least 4 acres of land to live on in my eco home. I have already bought another lorry to convert as soon as I get the land. The idea is to have 10 in total and I will be offering tiny home luxury holidays and hopefully the site will be off grid when I can afford the solar system. I live in mv home full time. It has 3/4



11 likes

JANUARY 3

Add a comment...

Post



netnog25 • Follow
Westbourne, West Sussex

netnog25 I own this Arctic trailer which will be a two bedroom home within a year but in this present situation, I've decided to convert it into my own fully functioning gym. I have designed my own squat rack with safety guards. Today I had the steel cut to length and I'll hopefully weld it up in the next week. I just need an Olympic bar which will be the next challenge as they are mostly sold out. #squats #squat #gym #gymmotivation #gymlife #strength #weights #weighttraining #lifting #liftingweights #trailerparkboys #homegym #homemade

9w



11 likes

MARCH 23

Add a comment...

Post



The idea is to have 10 in total and I will be offering tiny home luxury holidays and hopefully the site will be off grid when I can afford the solar system.

I live in my home full time. It has 3/4 bedrooms, wood burning stove as well as gas central heating, kitchen diner, utility room with a bifold door for summer and a cinema/playroom. Eventually it will have a roof terrace which you access from the spare bedroom.

There is still much work to do on it but it is my home, I'm mortgage free and am loving life in it.

Just need someone to share in my dream now 🙌 #tinyhouse #tinyhouses #tinyhouseliving

11 likes
 JANUARY 3
 Add a comment... Post



netnog25 • Follow
 Westbourne, West Sussex

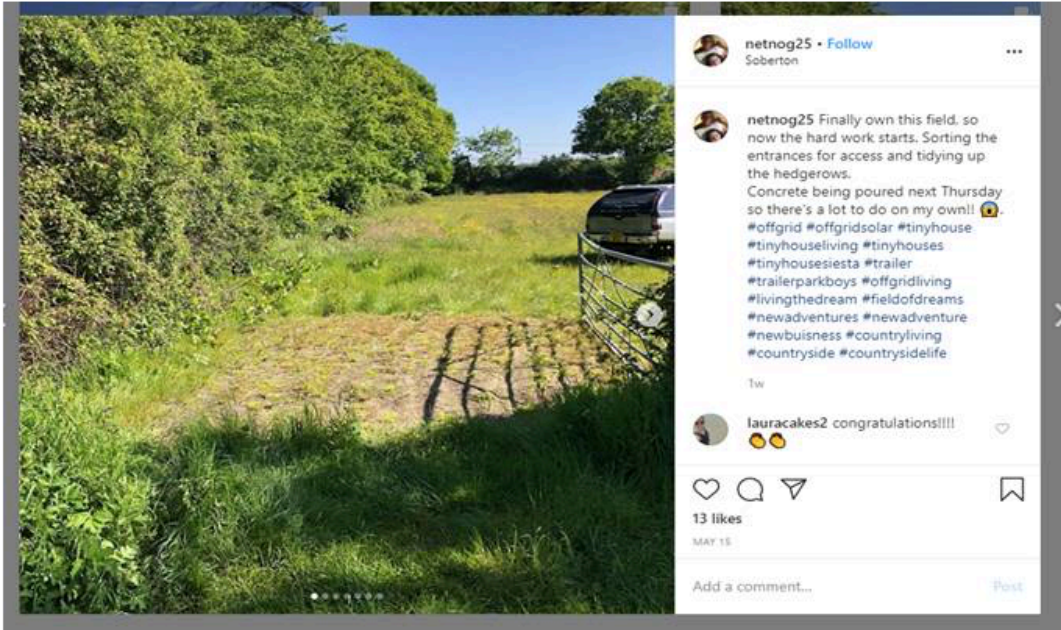
Eventually it will have a roof terrace which you access from the spare bedroom.
 There is still much work to do on it but it is my home, I'm mortgage free and am loving life in it.
 Just need someone to share in my dream now 🙌 #tinyhouse #tinyhouses #tinyhouseliving #tinyhouseonwheels #tinyhousemovement #tinyhousebuilder #johnlewis #johnlewishome #hgv #lorryconversion #doubledecker #livingthedream #builtitmyself #construction #upcycle

21w

charlotte_cox84 You have done an absolutely outstanding job!

Harm and Damage to the land and surrounding character

See post dated May 13th and post on May 15th showing sawn off hedgerow trunks an further work on removing hedgerows and hacking back and digging out hedge plants with buck digger commenced during in the nesting season.



Old gate entrance

New gates installed
yellow lines - old gate entrance overlaid on view
red lines - removed hedge row



Dradfield Lane



netnog25 • Follow
Soberton



netnog25 Good productive day on the field yesterday. Grass is cut and most of the branches are burnt. Digger is coming today and I'm collecting some fencing to make a start on the new gate. ETA to living here is 27 days. So much work to do buy as with anything, don't let it swamp you, make a list and start ticking them off. #offgridliving #offgridsolar #offgrid #tinyhouse #tinyouseliving #tinyhousesiesta #tinyhome #tinyhomes #countryliving #countrylife #countryside #livingthedream #manwithamission #manwithaplan #onemanandhischiuhuahua

1w



5 likes

MAY 19



Add a comment...

Post



Photo above taken on 27th May at 19:30 after the TSN issued



Agricultural Use of the Field

The below photo was taken last year prior to the purchase of the land by the applicant and shows the extent that this land floods and the unsuitable land for the keeping of pigs all year round, and any animals for that matter.





Harm to the Important Hedgerow and biodiversity and protected species

Photo taken 2020



Photo taken 2019



Photo taken after a large proportion of the hedgerow cleared



New Fence panels
being installed down
the length of the
important hedgerow



Historic hedge
apparently 😏
Winchester council
BS!!!